

Town Board Minutes

The Municipal Review Committee

May 4, 2015

Meeting No. 14

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, acting as the Municipal Review Committee, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 4th day of May 2015, at 6:15 PM and there were

PRESENT: JOHN ABRAHAM, COUNCIL MEMBER
RONALD RUFFINO, COUNCIL MEMBER
DONNA STEMPIAK, COUNCIL MEMBER
DINO FUDOLI, SUPERVISOR
REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
KRISTIN MCCracken, PLANNING BOARD MEMBER
MELVIN SZYMANSKI, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

ABSENT: NONE

ALSO PRESENT: JOHANNA COLEMAN, TOWN CLERK
JOHN DUDZIAK, TOWN ATTORNEY
LEONARD CAMPISANO, ASST. CODE ENFORCEMENT
OFFICER
ROBERT HARRIS, ENGINEER, WM. SCHUTT & ASSOCIATES

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for one (1) action.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY
REVIEW (SEQR) OF THE**

HIDDEN MEADOWS SUBDIVISION

The Municipal Review Committee reviewed the Long Environmental Assessment Form on the Hidden Meadows Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on the Long Environmental Assessment Form entitled “Part 2 Project Impacts and Their Magnitude” which was provided to each member.

PLEASE TAKE NOTICE, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is a Type 1 action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
John Dudziak, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 47.2± acres.

The location of the premises being reviewed is 657 Aurora Street, Lancaster, New York 14086, Erie County.

This project is described as the construction of a 88± lot, single family detached residential subdivision on a 47± acre parcel of land off of the west side of Aurora Street, in the Town of Lancaster.

THE FOLLOWING MOTION WAS OFFERED BY
COUNCIL MEMBER ABRAHAM, WHO MOVED
ITS ADOPTION, SECONDED BY PLANNING
BOARD CHAIRMAN CONNELLY, TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Hidden Meadow Subdivision matter identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore recommends that the Town Board finds that there are no significant adverse impacts from the proposed project, and issue the following Negative Declaration.

REASONS SUPPORTING RECOMMENDATION

1. **Impact on land - Small**
 - Construction is on land where the depth to the water table is less than three feet and project construction will continue for more than one year.
2. **Impact on Geological Features – No impact**
3. **Impacts on Surface Water – Small**
 - Construction is adjoining wetlands and Slate Bottom Creek.
 - Pesticide and herbicide will be used for lawn care.
4. **Impact on Groundwater – No impact**
5. **Impact on Flooding – Small**
 - Development will occur within a 100 year floodplain and may require modification of existing drainage patterns.
6. **Impact on Air – No impact**
7. **Impact on Plants and Animals – No impact**
8. **Impact on Agricultural Resources – Small**
 - The subject property has recently been farmed.
9. **Impact on Aesthetic Resources – Small**
 - There are similar projects visible within one half mile.
10. **Impact on Historic and Archeological Resources – Small**
 - New York State Department of Environmental Conservation indicated the proposed project may be in an Historic area, however, New York State Historic Preservation Office does not show it on their map as a sensitive area.
11. **Impact on Open Space and Recreation – Small**
 - Any impact will be mitigated by the Army Corps of Engineers permit requirement.
12. **Impact on Critical Environmental Areas – N/A**
 - The Town of Lancaster has not established a Critical Environmental Area (CEA).
13. **Impact on Transportation – No impact**

14. **Impact on Energy** – No impact
15. **Impact on Noise, Odor and Light** – Small
 - The proposed action may produce sound above established noise levels during construction.
16. **Impact on Human Health** – No impact
17. **Consistency with Community Plans** – No impact
18. **Consistency with Community Character** – Small
 - The proposed action may create demand for additional School, Fire and Police service.

and,

BE IT FURTHER

RESOLVED, that the MRC’s recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER STEMPNIAK	VOTED	YES
SUPERVISOR FUDOLI	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	VOTED	YES
PLANNING BOARD MEMBER GORSKI	VOTED	YES
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCracken	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The Motion to Recommend was thereupon adopted.

May 4, 2015

ADJOURNMENT:

ON MOTION OF COUNCIL MEMBER RUFFINO AND SECONDED BY
COUNCIL MEMBER ABRAHAM FOR ADJOURNMENT OF THE MEETING, which
resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER STEMPIAK	VOTED	YES
SUPERVISOR FUDOLI	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	VOTED	YES
PLANNING BOARD MEMBER GORSKI	VOTED	YES
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCracken	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The meeting was adjourned at 6:33 P.M.

Signed _____
Johanna M. Coleman, Town Clerk